



# Statement of Common Ground

Between

Bedfordshire Land  
Promotions Ltd

and

Caddington & Slip End Neighbourhood  
Plan Steering Group

April 2018

## Introduction

This Statement of Common Ground (SoCG) has been prepared jointly between Bedfordshire Land Promotions (BLP) and the Caddington and Slip End Neighbourhood Plan Steering Group (CaSENP SG) who are the Qualifying Body for the preparation of the Caddington & Slip End Neighbourhood Plan (CaSENP).

This Statement of Common Ground has been prepared following the CaSENP Hearing held on the 15<sup>th</sup> March 2018. It is prepared as a deed so that it will survive, even if the interested parties on either side change in the future.

During the course of the Hearing, evidence was presented by Chris Dadds of Jones Lang LaSalle (JLL) pertaining to the CaSENP's assessment of land north of Dunstable Road, known as Caddington Brickfields (Shown in Figure 1 Attached).

This evidence referred to the Neighbourhood Plan assessment of sites CS14 and CS15 and highlighted discrepancies and errors in the CaSENP's labelling of sites, their assessment and the reporting of their findings.

It was affirmed and agreed at the hearing by the representatives of the CaSENP SG and Central Bedfordshire Council that the evidence put forward by JLL was correct and that the assessment of Brickfields land at Dunstable Road had been inaccurately assessed and reported in the Neighbourhood Plan evidence base.

The key elements of this were agreed as follows:

1. Site CS15 only relates to land shown as Parcel 1 in Figure 1. This is an allocated site and the subject of a planning application at present (Ref 17/5679/OUT). It therefore fell outside of the assessment of sites carried out for the CaSENP.
2. Site CS14 relates to the combined area of Parcels 2 and 4, as shown in Figure 1.
3. Site CS14 is correctly assessed in the "Site Assessment methodology and Web-based consultation" as having "medium" suitability.
4. However, the Site Assessment Matrix and Overall Assessment (SAMOA) only assesses Parcel 4. As a result, the assessment provides a red or "low" score and the site is discounted. It was agreed by all parties at the Hearing that this assessment was incorrect and the combined site should score "medium".
5. It was agreed that this inaccurate assessment had been taken forward to the Central Bedfordshire Strategic Housing Land Availability Assessment (SHLAA) and that it would be appropriate to bring this error to the attention of the Local Authority in their consideration of sites for the emerging Local Plan.
6. It was accepted that evidence submitted in support of the Brickfields land at Dunstable Road at Regulation 14 and 16 stages of the NP preparation had not been taken into account by the CaSENP SG. This evidence provided responses to the CaSENP SG's concerns regarding ecology, landscape, drainage and access issues.
7. It was further accepted that the CaSENP SG have not assessed representations submitted at Regulation 14 and 16 stages which extended the area of promoted land to include Parcels 3 and 5 as shown in Figure 1. It was affirmed and agreed at the Hearing that no assessment of this land has been undertaken at all by the CaSENP SG, as they were submitted after the Steering Group had undertaken its site assessment. .

At the Hearing the representatives of the CaSENP SG indicated that they would not be able to revise the evidence documents produced with the CaSENP due to lack of resources now available to the Steering Group.

It was, therefore, agreed that the inaccuracies and omissions of evidence would be set out in writing and agreed between the parties and appended to the evidence base for the CaSENP, to form a part of its formal record and evidence base.

*Chris Dadds*

## Statement of Common Ground

It is affirmed and agreed that:

1. Parcel 1 as shown in Figure 1 (attached) is site CS15 in the CaSENP
2. Site CS15 is allocated H1(19) in the Adopted Local Plan (2004) and is subject to a planning application for housing (Ref CB/17/05679/OUT). It has, therefore, not been assessed by the CaSENP SG.
3. Parcels 2 and 4 shown in Figure 1 (attached) are denoted as site CS14 in the CaSENP
4. Site CS14 is assessed as "medium" acceptability in the "Site Assessment Methodology and Web Based Consultation" issued as part of the most recent evidence base of the CaSENP.
5. Assessment of Site CS14 in the "Site Assessment Matrix and Overall Assessment" (SAMOA), as issued with the CaSENP evidence base, is incorrect. Site CS14 does have access to the public highway and is well related in terms of sustainability to the village centre.
6. The Overall Assessment of Site CS14 should have been coloured yellow/amber, medium, not red.
7. The references in the Central Bedfordshire SHLAA and Site Assessments to sites ALP143 and NLP148 should have indicated a "medium" score for site CS14, not a partial low score as reported.
8. Evidence submitted to the CaSENP SG in July 2016 and October 2017 (Regulation 14 and 16 stages) on ecology, landscape, drainage and access has not been considered at all by the Neighbourhood Plan Team in arriving at their assessments.
9. Parcels 3 and 5 shown in Figure 1 have been promoted by the land owners at Regulation 14 and 16 stages but have not been assessed by the CaSENP SG.

The above is confirmed and agreed to be common ground between the parties:

**Signed as a deed**

.....

Name.....  
For and on behalf of Caddington & Slip End  
Neighbourhood Plan Steering Group

Date .....

**Witness**

Signed .....

Name .....

Address .....

Date.....

**Signed as a deed**

[Redacted Signature]

Name **ANDREW ROSS-SHINNER**  
For and on behalf of Bedfordshire Land Promotions

Date **2<sup>nd</sup> May 2018**

**Witness**

Signed [Redacted]

Name **CHRIS DADDS**

Address [Redacted]

Date **2/5/18.**

**Am-21 p3.**



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**JLL offices**

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The Senate  
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**Chris Dadds**  
Director  
Planning & Development  
Exeter



**jll.com**

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Neighbourhood Plan Steering Group

Date .....

**Witness**

Signed .....

Name .....

Address .....

Date.....

**Signed as a deed**

[Redacted Signature]

Name KEVIN COLLINS  
For and on behalf of Bedfordshire Land Promotions

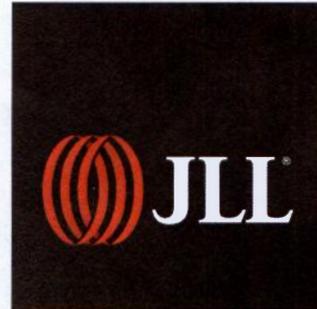
Date 17 APRIL 2018

Witness [Redacted Signature]

Name KEN MATTHEWS

Address [Redacted Address]

Date 17<sup>th</sup> APRIL 2018



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